114.0	0004	0014.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,379,600 /	1,379,600
					USE VALUE:	1,379,600 /	1,379,600
					ASSESSED:	1,379,600 /	1,379,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
246		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LI LINGHUI
Owner 2:	ZENG QIANG
Owner 3:	
Street 1:	246 MOUNTAIN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROTHFUCHS DEVELOPMENT INC -
Owner 2:	-
Street 1:	17 THOREAU RD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains 7,881 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2018, having primarily Vinyl Exterior and 3843 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7881.000	920,100		459,500	1,379,600
Total Card	0.181	920,100		459,500	1,379,600
Total Parcel	0.181	920,100		459,500	1,379,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.99 | /Parcel: 358.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	73093
GIS Ref	
GIS Ref	
Insp Date	09/10/18

!8865!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0004-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	920,100	0	7,881.	459,500	1,379,600	1,379,600	Year End Roll	12/18/2019
2019	101	FV	539,100	0	7,881.	466,100	1,005,200	1,005,200	Year End Roll	1/3/2019
2018	101	FV	181,100	0	7,881.	347,900	529,000	529,000	Year End Roll	12/20/2017
2017	101	FV	181,100	0	7,881.	315,100	496,200	496,200	Year End Roll	1/3/2017
2016	101	FV	181,100	0	7,881.	302,000	483,100	483,100	Year End	1/4/2016
2015	101	FV	180,200	0	7,881.	256,000	436,200	436,200	Year End Roll	12/11/2014
2014	101	FV	180,200	0	7,881.	242,900	423,100	423,100	Year End Roll	12/16/2013
2013	101	FV	180,200	0	7,881.	231,100	411,300	411,300		12/13/2012

PRINT

Date	Time
12/10/20	23:24:16

LAST REV

Date	Time
09/27/19	12:18:50
apro	
8865	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROTHFUCHS DEVEL	71916-195	1	11/21/2018		1,490,000	No	No		
CARLSON MARY,	70431-214		12/22/2017	Change>Sale	583,000	No	No		
CARLSON CARL A/	70256-271		11/17/2017	Convenience	100	No	No		
CARLSON CARL	27236-128		4/25/1997	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2018	210	New Buil	358,000	C				
2/15/2018	165	Foundati	18,000	C				
2/9/2018	152	Demoliti	10,000	C				
7/13/2017	800	New Wind	4,500	C				
11/26/2014	1627	Wood Dec	6,150					

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2019	Permit Visit	DGM	D Mann
4/17/2019	SQ Returned	JO	Jenny O
9/10/2018	Meas/Inspect	DGM	D Mann
6/20/2018	Permit Visit	DGM	D Mann
3/18/2009	Meas/Inspect	372	PATRIOT
3/8/2000	Inspected	264	PATRIOT
2/7/2000	Measured	197	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	73093
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7881		Sq. Ft.	Site		0	70.	0.83	5									459,502						459,500	

Total AC/HA: 0.18092 | Total SF/SM: 7881 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 459,502 | Spl Credit | Total: 459,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2018	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.92322397
Const Adj.:	0.99989998
Adj $ / SQ:	115.391
Other Features:	136347
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	929399
Depreciation:	9294
Depreciated Total:	920105

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	4	HB	1

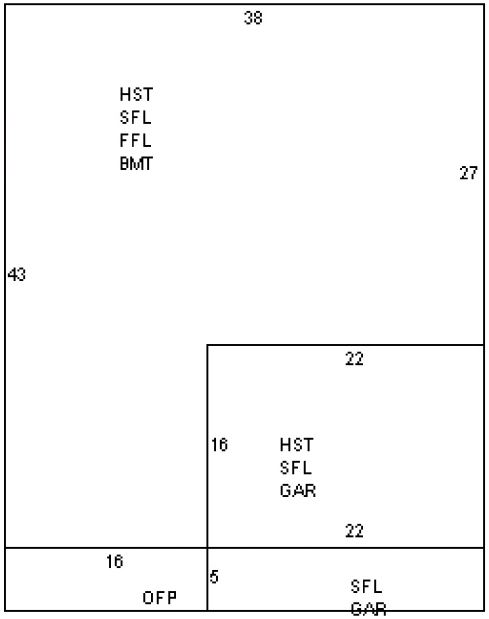
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.47
Special Features:	0	Val/Su Net:	162.36
Final Total:	920100	Val/Su SzAd	239.42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,744	115.390	201,243
BMT	Basement	1,282	34.620	44,380
FFL	First Floor	1,282	115.390	147,932
HST	Half Story	817	115.390	94,275
GAR	Garage	462	20.410	9,429
OFP	Open Porch	80	37.120	2,970

Net Sketched Area:	5,667			Total:	
Size Ad	3843	Gross Are	11346	FinArea	3843

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0004-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X9	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	